060.0	0007	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	814,100 / 814,100
					USE VALUE:	814,100 / 814,100
					ASSESSED:	814,100 / 814,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURKHARDT JOHN/TRUSTEE
Owner 2:	KOSTOJOHN ELIZABETH/TRUSTEE
Owner 3:	51 WESTMINSTER AVENUE NOMINEE
Street 1:	51 WESTMINSTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BURKHARDT JOHN & -
Owner 2:	KOSTOJOHN ELIZABETH -
Street 1:	51 WESTMINSTER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 14,618 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1312 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14618.000	239,800	3,400	570,900	814,100
Total Card	0.336	239,800	3,400	570,900	814,100
Total Parcel	0.336	239,800	3,400	570,900	814,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 620.31 | /Parcel: 620.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 40271
GIS Ref:
GIS Ref:
Insp Date: 11/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 060.0-0007-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	239,800	3400	14,618.	570,900	814,100	814,100	Year End Roll	12/18/2019
2019	101	FV	201,300	3400	14,618.	562,800	767,500	767,500	Year End Roll	1/3/2019
2018	101	FV	201,300	3400	14,618.	432,300	637,000	637,000	Year End Roll	12/20/2017
2017	101	FV	201,300	3400	14,618.	407,800	612,500	612,500	Year End Roll	1/3/2017
2016	101	FV	201,300	3400	14,618.	375,200	579,900	579,900	Year End	1/4/2016
2015	101	FV	190,400	3400	14,618.	350,700	544,500	544,500	Year End Roll	12/11/2014
2014	101	FV	190,400	3400	14,618.	323,000	516,800	516,800	Year End Roll	12/16/2013
2013	101	FV	190,400	3400	14,618.	323,000	516,800	516,800		12/13/2012

!5297!

PRINT

Date	Time
12/10/20	20:12:19

LAST REV

Date	Time
04/16/19	14:35:54

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5297

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURKHARDT JOHN	68765-451		1/17/2017	Convenience	99	No	No		
NADELBERG DANIE	46906-391		1/31/2006		516,000	No	No		
REED ERIC	31763-83		8/29/2000		322,500	No	No		
SCOTT RICHARD D	30177-206		5/17/1999		270,000	No	No		
	15773-110		9/1/1984		107,000	No	No		Y

USER DEFINED

Prior Id # 1:	40271
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/2015	1325	Re-Roof	11,680		9/15/2015			Strip and re-roof.
8/26/2010	1043	Manual	3,000					REPAIR BMT
9/13/2007	803	Redo Bat	10,000			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
10/28/2015	Permit Insp	PC	PHIL C
12/5/2008	Meas/Inspect	163	PATRIOT
5/20/2006	MLS	HC	Helen Chinal
12/16/2000	MLS	MM	Mary M
6/19/2000	MLS		
1/13/2000	Mailer Sent		
1/11/2000	Measured	163	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14618		Sq. Ft.	Site		0	70.	0.56	6			Topo	-5					570,932						570,900	

Total AC/HA: 0.33558 | Total SF/SM: 14618 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 570,932 | Spl Credit | Total: 570,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	79500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347553
Depreciation:	107741
Depreciated Total:	239812

COMMENTS

WIP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

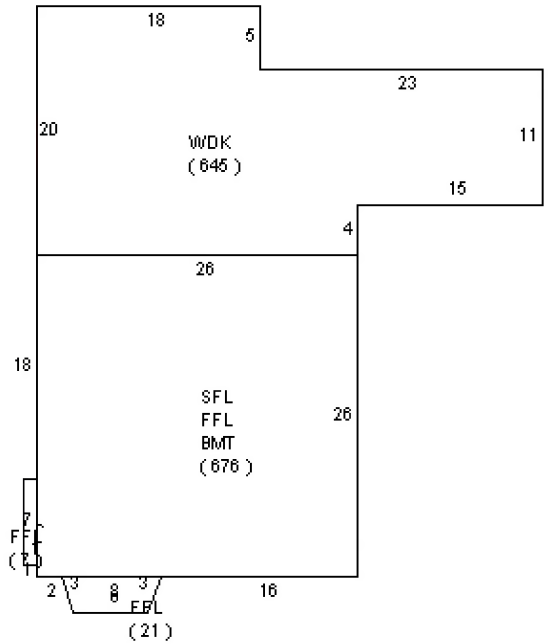
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2007
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	91.07
Final Total:	239800	Val/Su SzAd	182.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	704	173.730	122,304
BMT	Basement	676	52.120	35,232
WDK	Deck	645	7.470	4,821
SFL	Second Floor	608	173.730	105,696

Net Sketched Area:	2,633			Total:	268,053
Size Ad	1312.3999	Gross Are	2701	FinArea	1312

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.0-0007-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1929	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400

IMAGE

AssessPro Patriot Properties, Inc